STATE OF SOUTH CAROLINA

COUNTY OF Greenville

0.8

MORTGAGE OF REAL ESTATI

O TO ALL WHOM THESE PRESENTS MAY CONCERN:

800X1565 PAGE

WHEREAS, R. L. and Doris L. Howell'Stey

(hereinafter referred to as Mortgagor) sy well and truly indebted un to Paul F. Beacham Jr.,

without interest, for a period of five years, in monthly installments of \$250.00 each, as specified in said note, with entire balance due and payable April 1, 1987. A new note and mortgage to be negotiated April 1, 1987 to provide for monthly installments of \$250.00 with interest not to exceed 10 per cent per annum, to be computed and paid semi-annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, having the following metes and bounds:

Beginning at an iron pin on Briggs Avenue (formerly Finlay Street), corner of lot owned (or) formerly owned by P. F. Tayler, and running thence S. 57-2 W. with said Briggs Avenue 63 feet to an iron pin, Robert Pinson's corner; thence with Pinson's line S. 34 E. 175.5 feet to an iron pin, formerly A. H. Dean's corner; thence with the line of Dean Lot N. 57-4 E. 63 feet to an iron pin, corner of said P. F. Taylor lot; thence with the line of Taylor lot 175.5 feet to the beginning corner, being Lot No. 6 as shown on Plat recorded in R.M.C Office, County and State aforesaid, in Plat Book HHH, page 833.

Same property conveyed by Paul F. Beacham, Jr. recorded same date.

DOCUMENTARY
STAMP

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

14328 RV-20